



THIS SPACE RESERVED FOR

2017-013290
Klamath County, Oregon
11/16/2017 03:06:36 PM
Fee: \$47.00

After recording return to:

Bruce L. Ramsey
409 Michigan Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Bruce L. Ramsey
409 Michigan Avenue
Klamath Falls, OR 97601

File No. 201960AM

STATUTORY WARRANTY DEED

Jeffrey H. Sargo and Annette B. Sargo, Trustees of the Sargo 2004 Revocable Trust dated July 3, 2001,

Grantor(s), hereby convey and warrant to

Bruce L. Ramsey,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A portion of Lots 13 and 14, Block 53, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on Michigan Avenue 26' 3" Southeasterly from the Northwestern corner of Lot 14, Block 53, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northeasterly at right angles to Michigan Avenue 60 feet; thence Southeasterly and parallel to Michigan Avenue 26' and 3"; thence Southwesterly and parallel with Menlo Avenue Way 60 feet to the line of Michigan Avenue, thence Northwesterly along the line of Michigan Avenue 26' 3" to the place of beginning.

The true and actual consideration for this conveyance is \$49,500.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 15th day of November, 2017.

Jeffrey H. Sargo and Annette B. Sargo, Trustees of the Sargo 2004 Revocable Trust dated July 3, 2001

By: [Signature] Trustee
Jeffrey H. Sargo, Trustee

By: [Signature] Trustee
Annette B. Sargo, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Tuolumne

On Nov. 15, 2017 before me, Julie Barnes, Notary Public
(Insert name and title of the officer)

personally appeared Jeffrey H. Sargo and Annette B. Sargo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Julie Barnes (Seal)

